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Contract

Design & Build at 72-86 Military Road

Colchester City Council

F03: Contract award notice

Notice identifier: 2025/S 000-037613

Procurement identifier (OCID): ocids-h6vhtk-04c0f3

Published 7 July 2025, 8:25am

Section I: Contracting authority

I.1) Name and addresses

Colchester City Council

Rowan House, 33 Sheepen Road

Colchester

CO3 3WG

Contact

Matt Howe

Email

procurement@colchester.gov.uk

Telephone

+44 7976794358

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

<http://www.colchester.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design & Build at 72-86 Military Road

Reference number

0415

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Colchester City Council (the Council) wishes to commission an experienced professionally qualified Design and Build Contractor to provide Design and Build Services from RIBA

Stage 2 to Stage 7 for 72-86 Military Road, Colchester, Essex, CO1 2AN.

Full details of the requirements of this opportunity can be found in the associated tender documents.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £6,790,573

II.2) Description

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

Main site or place of performance

Essex

II.2.4) Description of the procurement

Design and Build Contractors are invited to submit a concept design for the proposed affordable housing development within the ex-looker's car showroom plot, 72- 86 Military Road.

The concept that is currently preferred by the client is to maximise the provision of family homes where there is the greatest waiting time in the area. Whilst still delivering a financially viable site.

The new development will need to:

- 1.Satisfy the objectives set out above
- 2.Provide a cost-effective solution
- 3.Connect to existing residential areas
- 4.Create communal areas that enhance the surrounding site, potentially linking to the existing allotments or reallocating this provision within the site
- 5.Be of scale, form, materials and aesthetics that are sympathetic to the surrounding area

The client's maximum target budget for the project is £7.5m, to include all items set out below. This is contingent upon achieving a viable development that optimises the number of dwellings on the site. Whilst the costs will be scored separately from the qualitative responses; the budget will be assessed based on the assumption that the proposals achieve the objectives set above, in line with the Employers Requirements. Any derogations to this must be included as part of the submission or the tender will be excluded. Bidder's cost should be inclusive of:

- Design fees including statutory fees (Planning, Building Regulations, etc.) and temporary works.
- LABC Warranty certification
- Any additional survey costs.
- Construction costs and any project fees, including making good site boundary walls where required.
- Contractor's risks

II.2.5) Award criteria

Quality criterion - Name: Concept Design / Weighting: 13.5

Quality criterion - Name: Programme / Weighting: 9

Quality criterion - Name: Resources / Weighting: 9

Quality criterion - Name: Key Risks / Weighting: 4.5

Quality criterion - Name: Preconstruction and Construction Method Statements / Weighting: 6.75

Quality criterion - Name: Environmental Sustainability and Carbon Reduction / Weighting: 2.25

Quality criterion - Name: Social Value / Weighting: 10

Cost criterion - Name: Price / Weighting: 45

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The closing date for submitting the Selection Questionnaire (SQ) is Thursday 9th 2025. The SQ's will be evaluated and the top 5 ranked bidders will be invited to the tender stage. The tender will be issued 21st January 2025, with a return date of 20th March 2025 (anticipated dates). A site visit will be arranged for shortlisted suppliers during the tender stage, date to be confirmed.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-038520](#)

Section V. Award of contract

Contract No

0415

Title

0415 - Design and Build at 72-86 Military Road

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 July 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Rose Builders Ltd

Riverside House, Riverside Avenue East, Lawford

Manningtree

CO11 2UU

Email

bburgess@rosebuilders.co.uk

Telephone

+44 1206392613

Country

United Kingdom

NUTS code

- UKH3 - Essex

National registration number

03106982

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £6,790,573

Total value of the contract/lot: £6,790,573

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=963604235> GO

Reference: GO-202577-PRO-31299391

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom